

- 9.1.2 It is clearly and unequivocally agreed and understood by the Owners that none of the powers granted to the Developer shall be revoked subject to compliance and fulfillment by the Developer of its obligations stipulated herein, and further that each of the Owners shall be bound by each of the acts done, executed and performed by the Developer in pursuance of such powers, and further each of the Owners hereby ratify and confirm and agree to ratify and confirm to be bound by all and whatsoever the Developer shall do or cause to be done in exercise of all the powers granted under these presents and/or in pursuance of this Agreement.
- 9.1.3 In the event any of the abovementioned powers/authorities are granted/delegated by the Developer to any nominee(s) of the Developer, then the Developer shall keep each of the Owners and the Indemnified Parties safe, harmless and indemnified against any loss and damage that may be suffered or incurred or sustained by any of the Owners and/or the Indemnified Parties due to any acts of such nominee(s) of the Developer.
- 9.1.4 Each of the Owners acknowledge and accept that on and from the Effective Date (being the one which is first and prior in time), and further by virtue of this Agreement, the Developer has acquired a substantial interest and right in the entirety of the Said Premises, and thus, each of the powers granted in favour of the Developer including those under these presents as also under the abovementioned and several other power(s) of attorney that may be executed from time to time, being coupled with interest and consideration, are and shall at all times remain irrevocable.
- 9.1.5 It is further agreed and understood that the powers granted by the Owners to the Developer shall not in any manner derogate from and/or absolve the Owners of any of their several obligations, and further shall not absolve the Owners from their respective liability and responsibility to make, file and obtain necessary sanctions, permissions etc., save those which are exclusive responsibility of the Developer, and to do, execute and perform such acts, deeds and things as may be requested from time to time by the Developer, as also to fulfill and perform each of their several obligations and duties as stipulated in this Agreement.
- 9.1.6 It is further clarified and understood that despite the grant of the aforesaid authorities in favour of the Developer, the Owners shall, as and when requested by the Developer, themselves sign, execute and register/ lodge for registration such deeds, documents, applications, etc. as may be requested from time to time by the Developer.

9.2 Owners' Authorised Representative

- 9.2.1 Each of the Owners, vide respective resolutions passed in their respective board meetings and shareholders' meetings, have authorized and empowered Mr. Rishi Todi, son of Mr. Pawan Kumar Todi, working for gain at 'Todi Mansion', 9th floor, 1, Lu Shun Sarani, Kolkata - 700 073 ("**Owners' Authorised Representative**") to take all decisions etc. for and on behalf of each of the Owners, each of which decisions shall be final, conclusive and binding on each of the Owners.
- 9.2.2 The Owners shall, as and when requested by the Developer, ensure that person(s) duly authorized by the Owners is/are present for the execution and registration of any deeds, documents, applications etc.
- 9.2.3 Any notice given to the Owners' Authorised Representative shall be deemed to have been given/issued to the Owners.
- 9.2.4 The Owners shall be entitled to replace the Owners' Authorised Representative by a notice in writing, duly received by the Developer, provided that all the acts, deeds, things etc. done, executed and performed by the outgoing Owners' Authorised Representative shall continue to bind each of the Owners.

Article 10

Management and maintenance of the Project

- 10.1 It is agreed that the Developer shall manage, maintain and administer the Project until formation of the Holding Organisation, and after formation of the Holding Organisation, the management and maintenance of the Project shall be entrusted to the Holding Organisation subject to and in accordance with the terms in respect thereof as stipulated by the Developer.

Article 11

Documentation

- 11.1 All documents for the transfer/alienation of any space, unit, vehicle parking space etc. and/or for granting any manner of right or title or interest in any space/area (open or covered) at any part or portion of

the Project and/or in respect of any part or portion of the Said Premises shall be executed in the collective names of the Parties hereto.

- 11.2 All agreements, documents, deeds, papers etc. pertaining to the transfer/creation of any manner of interest/title/right in/to/over any part or portion of the Project and/or the Said Premises including those stated in Clause 11.1 shall be uniform in nature and shall be in terms of the drafts caused to be prepared by the Developer in consultation with the Owners and thereafter accepted in writing by the Owners, containing such terms and conditions as shall be mutually agreed between the Parties hereto, including a specific covenant recording that the payment of entirety of the consideration and all and any amounts payable in respect of any part or portion of the Project and/or the Said Premises shall be made to/in favour of the Developer.
- 11.3 The Developer agrees and undertakes to reimburse to the Owners all legal fees incurred by the Owners towards having the drafts of the documents vetted by the legal advisor of the Owners.

Article 12

Defaults and remedies

12.1 Developer's Event of Default and consequences

12.1.1 Developer's Event of Default

Any of the following shall be deemed to be an event of default by the Developer under this Agreement ("**Developer's Event of Default**"):

- 12.1.1.1 the Developer fails to take any steps in respect of the Project for 4 (four) months in a financial year; and/or
- 12.1.1.2 work on the Project/the Said Premises stops/is stopped by the Developer for 3 (three) months in a financial year, each of the above subject to and without prejudice to the provisions of Article 3 and Clause 15.2;
- 12.1.1.3 an order is passed by a court of competent jurisdiction declaring the Developer to be bankrupt or directing the dissolution or liquidation or winding-up of the Developer;
- 12.1.1.4 the occurrence of any other event mutually agreed between the Parties as constituting a Developer's Event of Default.

12.1.2 Consequences on the occurrence of a Developer's Event of Default

12.1.2.1 Upon the occurrence of a Developer's Event of Default, the Developer shall be obliged to cure or remedy the specified event of default within a period of 60 (sixty) days from the date of receipt by the Developer of the written notice issued by the Owners/Owners' Representative in that regard ("**Developer's Cure Period**").

12.1.2.2 In the event of occurrence of a Developer's Event of Default which in the sole opinion of the Owners cannot be cured or is not cured within the Developer's Cure Period or it is the 2nd (second) time that the Developer has committed any Developer's Event of Default, then the Owners shall be entitled to terminate this Agreement by giving the Developer written notice of such termination, in which event this Agreement shall stand terminated at the time designated by the Owners in the notice of termination issued by the Owners to the Developer.

12.1.2.3 It is further agreed and understood that during the Developer's Cure Period, the Developer shall keep the Owners' Representative regularly updated about the steps being taken by the Developer for curing the specific Developer's Event of Default.

12.2 Owners' Event of Default and consequences

12.2.1 Owners' Event of Default

Any of the following events by any of the Owners (as the case may be) shall be deemed to be an event of default by the Owners under this Agreement ("**Owners' Event of Default**"):

- 12.2.1.1 any material defect in the title to the Said Premises caused due to any act of omission and/or commission of/by the Owners;
- 12.2.1.2 an order is passed by a court of competent jurisdiction declaring any of the Owners to be bankrupt or directing the dissolution or liquidation or winding-up of any of the Owners;
- 12.2.1.3 any change in the constitution and/or the shareholding pattern of any of the Owners without the prior written consent of the Developer;
- 12.2.1.4 the occurrence of any other event mutually agreed between the Parties as constituting an Owners' Event of Default.

12.2.2 Consequences on the occurrence of an Owners' Event of Default

12.2.2.1 Upon the occurrence of an Owners' Event of Default, the Owners shall be obliged to cure or remedy the specified event of default within a period of 60 (sixty) days from the date of receipt by the Owners of the written notice issued by the Developer in that regard ("Owners' Cure Period").

12.2.2.2 In the event of occurrence of an Owners' Event of Default which in the sole opinion of the Developer cannot be cured or is not cured within the Owners' Cure Period or it is the 2nd (second) time that the Owners have committed any Owners' Event of Default, then the Developer shall be entitled to terminate this Agreement by giving the Owners written notice of such termination, in which event this Agreement shall stand terminated at the time designated by the Developer in its notice of termination to the Owners.

12.2.2.3 It is further agreed and understood that during the Owners' Cure Period, the Owners shall keep the Developer regularly updated about the steps being taken by the Owners for curing the specific Owners' Event of Default.

12.3 Consequences of termination

12.3.1 In the event of termination of this Agreement by either of the Parties, any Party shall be entitled to refer the matter to the Arbitrator to determine *inter alia* the entitlements if any of the Parties hereto consequent to such termination, whereupon the Arbitrator shall be entitled to proceed in the matter in terms of the provisions of Article 14, it being agreed by the Parties that the decision of the Arbitrator in this regard shall be final and binding on each of the Parties hereto.

12.3.2 Upon termination of this Agreement, each of the Owners and the Developer agree and undertake that none of the Parties shall under any circumstance be entitled to claim any loss of profits or any indirect, special or consequential loss or damage including loss of data, loss of business, loss of goodwill, loss of contract, loss of anticipated savings/profits etc., and the Developer further agrees and undertakes not to claim any compensation for any loss sustained by it by reason of it having purchased or procured any materials, or entered into any commitments, or made any advance on account of or with a view to the performance of this Agreement, and neither Party shall have any other claim against the other save as determined by the Arbitrator in pursuance of Clause 12.3.1.

Article 13

Governing law and jurisdiction

- 13.1 This Agreement shall be governed by and construed in accordance with the laws of India, and the courts at Kolkata shall have exclusive jurisdiction for all matters pertaining to this Agreement.

Article 14

Settlement of Disputes

- 14.1 In the event of any dispute and/or difference arising between the Parties in connection with the interpretation or implementation of this Agreement and/or the interpretation of any of the terms and conditions herein contained and/or touching these presents ("**Dispute**"), the Parties shall at the first instance attempt to resolve such Dispute through amicable discussions, it being clarified that even for the purpose of this Clause, the Owners shall collectively be deemed to mean and/or constitute one Party while the Developer shall be deemed to mean the other Party. If the Dispute is not resolved through such amicable discussions within 15 (fifteen) Business Days after commencement of discussions or such longer period as the Parties agree to in writing, then either of the Parties may refer the Dispute to the sole arbitration of the Arbitrator for resolution according to and in terms of the provisions of the Arbitration & Conciliation Act, 1996 and/or any modifications thereto and/or the then prevailing Indian statute governing arbitration between Indian entities.
- 14.2 The arbitration shall be conducted in Kolkata. All arbitration proceedings shall be conducted in English, and the Arbitrator shall have summary powers. The Arbitrator shall be bound and obliged to pass a detailed reasoned award, and further the Arbitrator may (but shall not be required to) award to a Party that substantially prevails on merits, its costs and reasonable expenses (including reasonable fees of its counsel).
- 14.3 The arbitration award shall be final and binding on the Parties, and the Parties agree to be bound thereby and to act accordingly.
- 14.4 Each Party shall respectively pay and bear its own legal costs and expenses pertaining to and/or arising out of such arbitral proceedings.

- 14.5 Save and except when the Agreement has been terminated, when any Dispute is under arbitration (except for the matter(s) under Dispute), the Parties shall continue to exercise their remaining respective rights and fulfil their remaining respective obligations under this Agreement.
- 14.6 Each of the Parties agree and covenant with each other that each of them have full faith and trust on the Arbitrator, and hereby and hereunder waive the applicability of all/any conditions/restrictions/prohibitions which would/could and/or by virtue of which the Arbitrator may stand disqualified from acting as the arbitrator in terms of/in pursuance of this Agreement, and none of the Parties hereto shall *inter alia* dispute and/or challenge the appointment and/or continuation of the Arbitrator as an arbitrator and/or any order/award passed by the Arbitrator on any ground whatsoever including but not limited to on account of any purported/alleged disqualification of the Arbitrator stipulated by statute or otherwise.

Article 15

Force Majeure

- 15.1 It is understood between the Parties that time is the essence of this Agreement.
- 15.2 If at any time during the subsistence of this Agreement, the performance by any Party under this Agreement shall be prevented or delayed by reasons of a Force Majeure Event, the Party impacted by such a Force Majeure Event shall inform the other Party of the same in writing, whereupon each of the Parties shall use reasonable efforts to mitigate and overcome if possible and/or if practicable the effects of such Force Majeure Event at the earliest, and shall co-operate with each other to develop and implement a remedial plan and reasonable alternative measures to remove the effects of the Force Majeure Event. However, should any Party be prevented from fulfilling its contractual obligations by reason of a Force Majeure Event lasting continuously for a period of at least 2 (two) months, the Parties shall consult each other regarding the further implementation of this Agreement, and in the event the Parties fail to arrive at a consensus or decision acceptable to each of the Parties, either of the Parties shall be entitled to refer the matter to the Arbitrator, whereupon the Arbitrator shall be entitled to proceed in the matter in terms of the provisions of Article 14, it being agreed by the Parties that the decision of the Arbitrator in this regard shall be final and binding on each of the Parties hereto.

- 15.3 Save as specifically stated hereinabove, neither Party shall, by reason of such a Force Majeure Event, be entitled to terminate this Agreement. Under such circumstances, the contractual time for completion shall be extended by a period equal to that during which such a Force Majeure Event operated/subsisted plus an additional period, if any, as may be mutually agreed between the Parties.

Article 16

Notice

- 16.1 All routine correspondence may be carried on by electronic mail, letters, or over telephone. However, each notice, demand or other communication given or made under this Agreement shall be in writing and delivered or sent to the relevant Party to the attention of and at its address (as set out hereinbelow) by registered post/speed post with acknowledgement due or by electronic mail (at the id set out hereinbelow) or at such other address or electronic mail id as the addressee has by 5 (five) Business Days' prior written notice specified to the other Party. Any notice, demand or other communication so addressed to the relevant Party shall be deemed to have been delivered (a) if delivered in person or by messenger, when proof of delivery is obtained by the delivering Party; (b) if sent by post, on the 5th (fifth) day following posting; (c) if given by electronic mail, on the date of dispatch.
- 16.2 The initial address and electronic mail id of the Parties for the purpose of the Agreement is as follows:

Owners

Attention : Mr. Rishi Todi,
 Address : 'Todi Mansion',
 9th floor,
 1, Lu-Shun-Sarani,
 Kolkata - 700073
 Email : rishi.1480@gmail.com
 Telephone: +91-33-22377201

Developer

Attention: Mr. Anant Nathany,
 Address : 14F, Swinhoe Street,
 Kolkata - 700019
 Email : anantnathany@hotmail.com
 Telephone: +91-33-24604252

Article 17

Miscellaneous

17.1 Assignment

17.1.1 Neither of the Parties shall be entitled to assign or transfer or novate or deal with this Agreement and/or their respective rights or obligations hereunder without the prior written consent of the other Party. For the avoidance of doubt it is clarified that the exercise by the Developer of the specific rights granted elsewhere in this Agreement including but not limited to those stipulated in Clauses 3.6 and 6.1(xii) shall not be treated and/or construed as a breach of this covenant by the Developer.

17.1.2 This Agreement shall enure to the benefit of and be binding upon and enforceable by/against each of the Parties and their respective successors.

17.2 Severability

Each and every obligation under this Agreement shall be treated as a separate obligation and shall be severally enforceable as such, and in the event of any obligation or obligations being or becoming unenforceable in whole or in part, to the extent that any provision of this Agreement is invalid or unenforceable or prohibited by law, it shall be treated for all purposes as severed from this Agreement and ineffective to the extent of such invalidity or unenforceability, without in any manner affecting the remaining provisions hereof, which shall continue to be valid and binding, and the Parties shall negotiate in good faith to substitute the obligation/provision determined as being invalid or unenforceable, with such an obligation/provision which is as close as possible to the original intent of the Parties.

17.3 Waiver

No waiver of any term or condition or provision of this Agreement or of any breach of any term or condition or provision of this Agreement shall be effective unless set forth in a written instrument signed by the Party waiving such provision or breach. No failure or delay by a Party in exercising any right, power or remedy under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of the same preclude any further exercise thereof or the exercise of any other right, power or remedy. Without limiting the foregoing, no

waiver by a Party of any breach by any other Party of any provision hereof shall constitute a waiver of any prior, concurrent or subsequent breach of the same or of any other provisions hereof.

17.4 Entire Agreement

This Agreement constitutes and sets forth the entire agreement between the Parties in respect of the subject matter hereto but without prejudice to each of the several acts, deeds and things already done, executed and performed on and from the Effective Date (being the one which is first and prior in time) each of which are hereby accepted, confirmed and admitted by the Parties as being binding upon each of them as the same may be applicable, it being further clarified that all documents executed in writing in pursuance hereto and/or simultaneously hereto, whether registered or unregistered, shall be deemed to form and comprise an integral and inseparable part of this Agreement.

17.5 Amendment

No modification or amendment to this Agreement shall be valid or binding unless made in writing and duly executed by each of the Parties.

17.6 Relationship

None of the provisions of this Agreement shall be deemed to constitute a partnership between the Parties hereto, and each Party shall have the authority to bind or shall be deemed to be the agent of the other only in the manner specifically provided herein, it being clarified and understood that the Developer has not been appointed as an agent or contractor of/by any of the Owners (save as specifically stated herein), but to the contrary has been granted independent valuable rights and interest in/over the Said Premises, which is being confirmed by and/or under these presents.

17.7 Stamp Duty

The Developer shall be liable and responsible for payment of the entirety of the stamp duty and registration charges payable on this Agreement.

17.8 Cost and Expenses

Except as otherwise stated in this Agreement and/or as may be agreed to the contrary between the Parties in writing, each Party shall pay its own costs and expenses in relation to the negotiations leading up to the transactions recorded hereunder and in the preparation and execution of this Agreement.

17.9 Independent Rights

Each of the rights of the respective Parties under this Agreement are independent, cumulative and without prejudice to all other rights available to them, and the exercise or non-exercise of any such rights shall not prejudice or constitute a waiver of any other right of a Party, whether under this Agreement or otherwise.

17.10 Covenants Reasonable

Each of the Parties agree that having regard to all the circumstances, the covenants contained herein are reasonable and necessary for the protection of the Parties.

17.11 Third Party Benefit

Nothing herein expressed or implied is intended to, nor shall it be construed to confer upon or give to any third party, any right, remedy or claim under or by reason of this Agreement or any part hereof.

17.12 Further Assurance

The Parties to this Agreement have negotiated in good faith. Each Party shall co-operate with each other, and execute and deliver such instruments and documents and take such other actions as may be reasonably requested, from time to time, by any Party in order to carry out, evidence and confirm their rights and the purpose of this Agreement.

The First Schedule Above Referred To

("Said Premises")

All That the piece and parcel of land recorded to admeasure 1 (one) bigha 8 (eight) cottahs 7 (seven) chittacks and 29 (twenty nine) sq. ft. more or less together with all structures standing thereon, situate, lying at and being Premises No. 650, Raja Ram Mohan Roy Road, Kolkata - 700 008, Police Station Haridevpur (formerly Thakurpukur and prior thereto Behala), Post Office Barisha, within Ward No. 122 of the Kolkata Municipal Corporation, and butted and bounded as follows:

On The North: By the road known as Raja Ram Mohan Roy Road, Kolkata; and

On The East: Partly by Premises No. 205A/1, Raja Ram Mohan Roy Road, Kolkata, partly by Premises No. 82/2, Raja Ram Mohan Roy Road, Kolkata, and partly by the road known as Raja Ram Mohan Roy Road, Kolkata; and

On The West: Partly by Premises No. 82/1, Raja Ram Mohan Roy Road, Kolkata, partly by Premises No. 228/C, Raja Ram Mohan Roy Road, Kolkata, and partly by Premises No. 229, Raja Ram Mohan Roy Road, Kolkata; and

On The South: By Premises No. 84/6A, Raja Ram Mohan Roy Road, Kolkata.

Or howsoever the same may be butted, bounded, known or numbered.

The Second Schedule Above Referred To

[Powers]

1. To defend possession of the Said Premises and every part thereof, and also to manage, maintain and administer the Project and the building and other structures to be constructed thereon and every part thereof.
2. To ward off, prohibit, and if necessary, proceed in/before the appropriate forum of law against trespassers and/or encroachers, if any, and to take appropriate legal steps.
3. To have the soil tested and to measure/survey the Said Premises.

4. To appoint and engage architects, engineers, specialists, consultants, valuers, surveyors, contractors, agencies, service providers, etc. and other Person(s) as may be required from time to time, and to revoke his/their/its appointment and re-appoint any other Person(s) in his/their/its place and stead for the aforesaid purposes, and to settle and pay their fees and/or compensation.
5. To revise, modify, amend, alter etc. the Plan, and prepare or cause to be prepared the Revised Plan together with any modifications/ amendments/revisions/alterations thereto from time to time, to submit the same before the concerned authorities including but not limited to the Kolkata Municipal Corporation, and to have the same sanctioned and modified and/or amended and/or revised and/or altered, and for the aforesaid purpose to sign, execute, deliver and submit all applications, papers, documents, statements, affidavits, forms, undertakings, declarations etc. as may be necessary and/or required from time to time.
6. To appear and represent each of the Owners before any and/or all authorities (statutory or otherwise) and/or any government and/or semi-government authorities, revenue authorities, including but not limited to any Governmental Authority, the Kolkata Municipal Corporation, the survey authorities, the town planning authorities, the development trust & authority, the West Bengal Fire Services, police, the pollution control board, the environment department and all licensing authorities and/or any other statutory authority and/or any other authorities appointed under the law for the time being in force, for any matter connected with the Said Premises, and further to apply for and obtain any approvals, sanctions, permissions, etc. and for the aforesaid purpose to sign, execute, submit and deliver all letters, applications, agreements, documents, undertaking, forms, affidavits and papers as may be necessary or required from time to time.
7. To pay the fees, obtain sanctions and/or approvals and/or consents and such other orders and/or permissions from the concerned authorities as may be necessary and/or expedient for modification, alteration etc. and subsequent sanction of the Plan and/or the Revised Plan, to receive refund of the excess amount of fees, if any paid for the same, and also to apply for and obtain from the Kolkata Municipal Corporation, the occupancy certificate and/or the Completion Certificate.
8. To submit and take delivery of the title deeds pertaining to the Said Premises and all papers and documents as be required by any of the necessary authorities including but not limited to for any of the aforesaid purposes.

9. To apply for and obtain electricity, gas, water, sewerage, drainage, tube-well, generator, lift and/or connections of any other facility and/or utility in and/or to the Said Premises and/or the Project and/or to make alterations therein, and to close down and/or to have the same disconnected, and for such purpose to sign, execute, submit and deliver all deeds, papers, applications, documents and plans, and do all other acts, deeds and things as may be deemed fit and proper by the Developer.
10. To obtain and/or give right of way, access, right to lay drains, water mains, electric cables, telephone, fax lines and telegraph cables etc., underground and over-head (as the case may be) on such terms and conditions as may be determined by the Developer at its sole and absolute discretion, and for such purpose to obtain and give, sign, execute and deliver all deeds, undertakings, writings, etc. as may be necessary or required from time to time.
11. To ask, demand, sue for recovery and receive, of and from all Persons and/or Governmental Authorities and/or bodies/authorities (statutory or otherwise), any claims or demands or actions or rights or otherwise, of or relating to or concerning the Said Premises and/or the development thereof howsoever.
12. To file, initiate, prosecute, enforce, defend, oppose etc. all suits, writ petitions, actions, demands, legal proceedings (whether civil or criminal), appeals etc. in any court of law and/or tribunal and/or any quasi-judicial authority and/or any other forum in any manner concerning any part or portion of the Said Premises, and if deemed fit by the Developer, to make a counter claim and/or compromise and/or settle and/or abandon each of such suits, writ petitions, actions, legal proceedings etc. upon such terms and conditions as the Developer may deem fit and proper and/or to refer any dispute to arbitration as the Developer may deem fit and proper, and further to depose, give evidence and make submissions for and on behalf of each of the Owners in each of such legal proceedings etc.
13. To sign, execute, verify, affirm, file, submit, serve etc. all statements, affidavits, applications, undertakings, complaints, petitions, written statements, memos of appeal etc. and all and any other papers, deeds, documents as may be necessary to be executed for and/or on behalf of each of the Owners in pursuance of the powers granted herein.
14. To sign, issue, deliver, serve, receive and accept all notices, writ of summons, letters and correspondence as may be required from time to time in connection with all or any of the matters contained herein including but not limited to any Governmental Authority.

15. To negotiate and sell and/or transfer and/or convey and/or assign and/or lease and/or let out and/or deal with and/or mortgage and/or charge and/or encumber any part or portion of the Said Premises and/or any undivided share and/or interest therein and/or the building/improvements etc. which may be constructed thereon and/or any part or portion thereof and/or any of the several areas/spaces (open and/or covered) thereat and/or any part or portion of the Project, in accordance with the terms of this Agreement, on such terms and to such Persons as the Developer may deem fit and proper, and to receive and appropriate the entirety of the consideration in lieu thereof and/or for such other purpose as may be deemed fit by the Developer.
16. To sign, execute, enter into, modify, cancel, alter, draw, approve, present for registration and admit the execution of all papers, deeds, documents, contracts, agreements, conveyance deeds, leases, grants, gifts, assurances, applications, declarations and all other documents in connection with any part or portion of the Said Premises, *inter alia*, for the sale, transfer, lease, license, assignment, mortgage, creation of any encumbrance etc. in/over/in respect of any part or portion of the Said Premises and/or any undivided share and/or interest therein and/or the building/improvements etc. which may be constructed thereon and/or any part or portion thereof and/or any of the several areas/spaces (open and/or covered) thereat and/or any part or portion of the Project, in accordance with the terms of this Agreement, on such terms and to such Persons as the Developer may deem fit and proper and/or for such other purpose as may be deemed fit by the Developer.
17. To create any mortgage or charge or encumbrance in respect of any part or portion of the Said Premises and/or the constructions to be made thereon and/or any part or portion of the Project in favour of any bank and/or financial institution for the purpose of securing any loans and advances which may be taken by the Developer against security of the aforesaid.
18. To hand over and/or deliver the various parts and/or portions of the Project including the units/constructed spaces/areas, open or covered, vehicle parking spaces, etc. therein, to such Person(s), in terms of this Agreement, as the Developer may at its absolute discretion deem fit and proper.
19. To ask for, receive, and recover from any Identified Person all consideration, charges, service charges and other charges and sums of moneys in respect of any part or portion of the Project in any manner whatsoever, and also on non-payment thereof, to enter upon and restrain and/or take legal steps for the recovery thereof as the Developer may deem fit and proper.

20. To appear and represent each of the Owners before all authorities for the revision and/or fixation and/or finalisation of the valuation of the Said Premises, and for such purpose to sign, execute, submit and deliver necessary papers and documents, and to do, execute and perform all other acts, deeds and things as the Developer may deem fit and proper.
21. To make necessary representations including filing of complaints and appeals before all the concerned authorities including the courts of competent jurisdiction for/regarding the revision and/or fixation and/or finalization of the valuation of the Said Premises and/or the rateable value of the new building to be constructed thereon, and to file appeals, applications and other proceedings in any court, forum or tribunal.
22. To do, execute and carry out all acts, deeds, matters and things as may be found necessary and expedient for the purpose of effective development of the Said Premises and/or the Project and/or dealing with the Said Premises and/or the constructions thereon and/or any part or portion of the Project.
23. To appear and represent each of the Owners before any Notary Public, Registrar of Assurances and/or any other Registrar having jurisdiction over the Said Premises, Metropolitan Magistrate, oath commissioner(s), any other officers and/or government body(ies) and/or department(s), and to make submissions for and on behalf of each of the Owners.
24. For the better doing and more effectually executing the powers and authorities aforesaid, or any of them, to retain, employ and appoint advocates, pleaders, mukhtars, agents etc., to terminate their appointment from time to time and to appoint other(s).
25. To do all acts, deeds and things concerning the authorities granted herein and/or in/under this Agreement in respect of the Said Premises.
26. To make representations and warranties for and on behalf of each of the Owners in respect of the Owners and the Said Premises including restating and reiterating the representations and warranties made by the Owners in/under this Agreement.
27. To appoint substitute or substitutes and delegate the powers and authorities granted hereby in part or in whole and to revoke any of such appointments.

And Generally to do all other acts, deeds and things concerning the Said Premises which each of the Owners could have done under their respective hands and seals.

In Witness Whereof the each of Parties hereto have respectively set and subscribed their respective hands on the day and the year first hereinbefore written.

Executed and Delivered by the Owners at Kolkata:

The common seal of the Owner No. 1 has been affixed hereunto.

FOR ADYA KUTIR PVT. LTD.

Arpan Dutta
AUTHORISED SIGNATORY

The common seal of the Owner No. 2 has been affixed hereunto.

ADYA INDUSTRIES PVT. LTD.

Arpan Dutta
Authorised Signatory

The common seal of the Owner No. 3 has been affixed hereunto.

Adya Plaza (P) Ltd.

Arpan Dutta
Authorised Signatory

The common seal of the Owner No. 4 has been affixed hereunto.

SUJANA AWAS PVT. LTD.

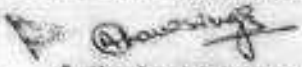
Arpan Dutta
Director.

Witness:

Sitarann ghosh
2 Hare Street
Kolkata 700001

Executed and Delivered by the
Developer at Kolkata:

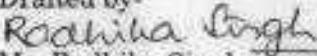
Hazra Exotica LLP


Authorized Signatory

Witness:

Prityanka Das
Nico House
2, Hare Street
Kolkata-700 001























Drafted by-


Ms. Radhika Singh,

Advocate,
High Court,
Calcutta.

Regn. No. WB-1249/1999

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Arpan Kumar</i>					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	<i>Rashid</i>					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
PHOTO						
PHOTO						
Little	Ring	Middle	Fore	Thumb		
(Left Hand)						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
Little	Ring	Middle	Fore	Thumb		
(Left Hand)						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						

1

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
ADYA KUTIR PRIVATE LIMITED		भारत सरकार
20/12/2007 Permanent Account Number AAHCA0922H		

FOR ADYA KUTIR PVT. LTD.

Arjun Kumar Sharma
DIRECTOR



2



THREE HA INDUSTRIES PVT. LTD.

Uthasod

Director





Adya Plaza (P) Ltd.
A. Mathany
Director.



V



Suhana Awas Pvt Ltd
Avalthani
Director.



3

आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
ARPAN DUTTA	 
SAMBHU NATH DUTTA	
12/02/1984	
ARQPD3475A	
<i>Arpan Dutta</i> Signature	

Arpan Dutta



6



For HAZRA EXOTICA LLP
[Signature]
DESIGNATED PARTNER



4

Handwritten signature



D. 173/17

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201617-003769771-1

Payment Mode Online Payment

GRN Date: 29/12/2016 11:32:13

Bank: HDFC Bank

BRN: 283791592

BRN Date: 29/12/2016 11:33:07

DEPOSITOR'S DETAILS

Name: HAZRA EXOTICA LLP

Id No.: 16020001568260/1/2016

[Query No./Query Year]

Contact No.: 40052699

Mobile No.: +91 9831940638

E-mail: tanmaydey1@hotmail.com

Address: 14F, SWINHOO STREET, KOLKATA - 700019

Applicant Name: Mr R SINGH

Office Name:

Office Address:

Status of Depositor: Others

Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement
Payment No 1

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount(₹)
1	16020001568260/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	39
2	16020001568260/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	75000

In Words: Rupees Seventy Five Thousand Thirty Nine only

Total

75039





2-127/12

Received

**Government of West Bengal
Directorate of Registration & Stamp Revenue**

e-Assessment Slip

Query No / Year	1602-0001568260/2016	Office where deed will be registered
Query Date	30/11/2016 10:52:11 AM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	R SINGH 2 HARE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903882150, Status : Advocate	
Transaction	Additional Transaction	
[D110] Sale, Development Agreement or Construction agreement		
Set Forth value	Market Value	
Rs. 1/-	Rs. 5,04,90,391/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 75,000/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Ram Mohan Roy Road, Road Zone : (J.L. Sarani -- Netaji Sarak Crossing Premises located on Raja Ram Mohan Roy Road (Ward No. 115,121,122)).

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		1 Bigha 8 Katha 7 Chatak 29 Sq Ft		4,74,90,391/-	Property is on Road
Grand Total :					46.9883Dec	0/-	474,90,391/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	10000 Sq Ft.	1/-	30,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 10000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		10000 sq ft	1/-	30,00,000/-	



Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	ADYA KUTIR PVT LTD 1, LU SHUN SARANI 9 TH FLOOR, P.O.- CHITTARANJAN AVENUE, P.S.- Bowbazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700073. PAN No. AAHCA0922H, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
2	THREE HA INDUSTRIES PVT LTD TOOI MANSION 9TH FLOOR, 1 LU SHUN SARANI, P.O.- CHITTARANJAN AVENUE, P.S.- Bowbazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700073. PAN No. AABCT1357K, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
3	ADYA PLAZA PVT LTD 14F, SWINHOE STREET, P.O.- BALLYGUNGE, P.S.- Gariahat, District-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AAHCA8063F, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
4	SUHANA AWAS PVT LTD 14F, SWINHOE STREET, P.O.- BALLYGUNGE, P.S.- Gariahat, District-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AALCS3838C, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	HAZRA EXOTICA LLP 14F, SWINHOE STREET, P.O.- BALLYGUNGE, P.S.- Gariahat, District-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AAJFH0141H, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr ARPAN DUTTA Son of Mr. SAMBHU NATH DUTTARAMKRISHNA ASHRAM, KUMARPARA, KAMARPOL, DIAMOND HARBOUR, P.O.- SARISHA, P.S.- Diamond Harbour, District-South 24-Parganas, West Bengal, India, PIN - 743368 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ARQPD3478A,	ADYA KUTIR PVT LTD (as AUTHORISED SIGNATORY), THREE HA INDUSTRIES PVT LTD (as AUTHORISED SIGNATORY), ADYA PLAZA PVT LTD (as AUTHORISED SIGNATORY), SUHANA AWAS PVT LTD (as DIRECTOR)
2	Mr AMIT KUMAR BHAWSINGHKA Son of Mr. GANPAT RAM BHAWSINGHKA, HANAPARA KESTOPUR, Flat No: 2B, P.O.- BAGUIATI, P.S.- Baguiati, District-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AHMPB7407M,	HAZRA EXOTICA LLP (as AUTHORIZED SIGNATORY)



Identifier Details :

Name & address	
Mr SITARAM GHOSH Son of Late GOBARDHAN GHOSH 2 HARE STREET, P.O.- GPO, P.S.- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Identifier Of Mr ARPAN DUTTA, Mr AMIT KUMAR BHAWSINGHA	
	N

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ADYA KUTIR PVT LTD	-9.39767 Dec
2	THREE HA INDUSTRIES PVT LTD	-9.39767 Dec
3	ADYA PLAZA PVT LTD	-9.39767 Dec
4	SUHANA AWAS PVT LTD	-9.39767 Dec
5		-9.39767 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	ADYA KUTIR PVT LTD	HAZRA EXOTICA LLP-2500 Sq Ft
2	THREE HA INDUSTRIES PVT LTD	HAZRA EXOTICA LLP-2500 Sq Ft
3	ADYA PLAZA PVT LTD	HAZRA EXOTICA LLP-2500 Sq Ft
4	SUHANA AWAS PVT LTD	HAZRA EXOTICA LLP-2500 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 30/12/2016) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 13/01/2017) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.50,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 1st September 2016.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situated in Municipality/Municipal Corporation/Notified Area.

Query Number :- 1602-0001568260/2016 Generated on edap.kcrn.gov.in

AS- 3 of 4



9.

Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLRO office.



Dated This 10th Day of *January* 2017

Between

- (1) Adya Kutir Private Limited
- (2) Three Ha Industries Private Limited
- (3) Adya Plaza Private Limited
- (4) Suhana Awas Private Limited

... Owners

And

Hazra Exotica LLP

... Developer

Development Agreement

Radhika Singh & Co.

Advocates,

"Nico House"

2nd Floor,

2, Hare Street,

Kolkata - 700 001

Major Information of the Deed

Deed No :	I-1602-00177/2017	Date of Registration	10/01/2017
Query No / Year	1602-0001568260/2016	Office where deed is registered	
Query Date	30/11/2016 10:52:11 AM	D.S.R. - I I SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	R SINGH 2 HARE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903882150, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 5,04,90,391/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,500/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Received Rs. 0/- (only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Ram Mohan Roy Road, Road Zone : (J.L.Sarani -- Netaji Sarak Crossing Premises located on Raja Ram Mohan Roy Road (Ward No. 115,121,122)).

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		1 Bigha 8 Katha 7 Chatak 29 Sq Ft		4,74,90,391/-	Property is on Road
Grand Total :					46.9883Dec	0/-	474,90,391/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	10000 Sq Ft.	1/-	30,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 10000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		10000 sq ft	1/-	30,00,000/-	

Land Lord Details :







Sl No	Name,Address,Photo,Finger print and Signature
1	ADYA KUTIR PVT LTD 1, LU SHUN SARANI 9 TH FLOOR, P.O.- CHITTARANJAN AVENUE, P.S.- Bowbazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700073 PAN No. AAHCA0922H, Status : Organization, Executed by: Representative
2	THREE HA INDUSTRIES PVT LTD TODI MANSION 9TH FLOOR, 1 LU SHUN SARANI, P.O.- CHITTARANJAN AVENUE, P.S.- Bowbazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700073 PAN No. AAHCA1357K, Status : Organization, Executed by: Representative
3	ADYA PLAZA PVT LTD 14F, SWINHOOE STREET, P.O.- BALLYGUNGE, P.S.- Gariahat, District-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AAHCA8063F, Status : Organization, Executed by: Representative

4	SUHANA AWAS PVT LTD 14F, SWINHOE STREET, P.O:- BALLYGUNGE, P.S:- Gariahat, District-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AALCS3838C, Status :Organization, Executed by: Representative
---	--

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	HAZRA EXOTICA LLP 14F, SWINHOE STREET, P.O:- BALLYGUNGE, P.S:- Gariahat, District-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AAIFH0141H, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ARPAN DUTTA Son of Mr SAMBHU NATH DUTTA Date of Execution - 10/01/2017, , Admitted by: Self, Date of Admission: 10/01/2017, Place of Admission of Execution: Office			
	10/01/2017	10/01/2017	10/01/2017	
RAMKRISHNA ASHRAM, KUMARPARA,KAMARPOL,DIAMOND HARBOUR, P.O:- SARISHA, P.S:- Diamond Harbour, District-South 24-Parganas, West Bengal, India, PIN - 743368, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ARQPD3478A, Status : Representative, Representative of : ADYA KUTIR PVT LTD (as AUTHORISED SIGNATORY), THREE HA INDUSTRIES PVT LTD (as AUTHORISED SIGNATORY), ADYA PLAZA PVT LTD (as AUTHORISED SIGNATORY), SUHANA AWAS PVT LTD (as DIRECTOR)				
2	Name	Photo	Finger Print	Signature
	Mr AMIT KUMAR BHAWSINGHKA Son of Mr GANPAT RAM BHAWSINGHKA Date of Execution - 10/01/2017, , Admitted by: Self, Date of Admission: 10/01/2017, Place of Admission of Execution: Office			
	10/01/2017	10/01/2017	10/01/2017	
AF,HANAPARA KESTOPUR, Flat No: 2B, P.O:- BAGUIATI, P.S:- Baguiati, District-North 24-Parganas, West Bengal, India, PIN - 700102, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AHMPB7407M, Status : Representative, Representative of : HAZRA EXOTICA LLP (as AUTHORIZED SIGNATORY)				

Identifier Details :

Name & address
Mr SITARAM GHOSH Son of Late GOBARDHAN GHOSH 2 HARE STREET, P.O:- GPO, P.S:- Hare Street, Kolkata, District- Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identified by: Mr ARPAN DUTTA, Mr AMIT KUMAR BHAWSINGHKA



Stromghosh

10/01/2017

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	ADYA KUTIR PVT LTD	-9.39767 Dec
2	THREE HA INDUSTRIES PVT LTD	-9.39767 Dec
3	ADYA PLAZA PVT LTD	-9.39767 Dec
4	SUHANA AWAS PVT LTD	-9.39767 Dec
5		-9.39767 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	ADYA KUTIR PVT LTD	HAZRA EXOTICA LLP-2500 Sq Ft
2	THREE HA INDUSTRIES PVT LTD	HAZRA EXOTICA LLP-2500 Sq Ft
3	ADYA PLAZA PVT LTD	HAZRA EXOTICA LLP-2500 Sq Ft
4	SUHANA AWAS PVT LTD	HAZRA EXOTICA LLP-2500 Sq Ft

Endorsement For Deed Number : I - 160200177 / 2017

On 01-12-2016

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 5,04,90,391/-

Rina Chaudhury

Rina Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 10-01-2017

Certificate of Admissibility(Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 43 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46 of W.B. Registration Rules, 1962)

Presented for registration at 12:15 hrs on 10-01-2017 at the Office of the D.S.R. -II SOUTH 24-PARGANAS by Mr ARPAN DUTTA.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1982) [Representative]

Execution is admitted on 10-01-2017 by Mr AMIT KUMAR BHAW Singh, AUTHORIZED SIGNATORY, HAZRA E-OTICA LLP, 14F, SWINHOE STREET, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr SITARAM GHOSH, . . Son of Late GOBARDHAN GHOSH, 2 HARE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 10-01-2017 by Mr ARPAN DUTTA, AUTHORISED SIGNATORY, ADYA KUTIR PVT LTD, 1, LU SHUN SARANI 9 TH FLOOR, P.O:- CHITTARANJAN AVENUE, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700073; AUTHORISED SIGNATORY, THREE HA INDUSTRIES PVT LTD, TODI MANSION 9TH FLOOR, 1 LU SHUN SARANI, P.O:- CHITTARANJAN AVENUE, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700073; AUTHORISED SIGNATORY, ADYA PLAZA PVT LTD, 14F, SWINHOE STREET, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019; DIRECTOR, SUHANA AWAS PVT LTD, 14F, SWINHOE STREET, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr SITARAM GHOSH, . . Son of Late GOBARDHAN GHOSH, 2 HARE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 39/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/12/2016 11:33AM with Govt. Ref. No: 192016170037697711 on 29-12-2016, Amount Rs. 39/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 283791592 on 29-12-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,000/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 75,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 198075, Amount: Rs.500/-, Date of Purchase: 27/12/2016, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/12/2016 11:33AM with Govt. Ref. No: 192016170037697711 on 29-12-2016, Amount Rs. 75,000/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 283791592 on 29-12-2016, Head of Account 0030-02-103-003-02

Rina Chaudhury

**Rina Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2017, Page from 5340 to 5399

being No 160200177 for the year 2017.



Digitally signed by RINA CHAUDHURY
Date: 2017.01.10 17:24:50 +05:30
Reason: Digital Signing of Deed.

R. Chaudhury

(Rina Chaudhury) 10/01/2017 17:24:49
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)